

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, OCTOBER 8, 2015

Presiding: Mayor W. Lamont Merrill
Meeting Convened at 6:35 p.m.
Prayer: Matt Garner
Pledge of Allegiance

Present: Mayor Lamont Merrill; Clerk-Treasurer Wendy McLaughlin; Councilmen Bruce King, Bruce Bills, Bruce Arnell, and Matt Garner; Chairman Dave Ogden of the Planning and Zoning Commission; Reporter Caleb Despain of the *Standard Journal*; Old Farm Estate owners and developers Jeff and Ryan Lerwill, and citizen Gene Speakman.

Mayor Merrill asked if there were any corrections to the minutes of the regular meeting held on September 24, 2015. Each councilman had a copy of the minutes prior to the meeting. It was moved by Councilman Arnell and seconded by Councilman Bills to accept the minutes; motion carried.

RECONCILIATION REPORTS: Wendy presented the September reconciliation reports for the General Fund. It was moved by Councilman Arnell and seconded by Councilman Garner to accept the September reconciliation reports for the General Fund; motion carried. Wendy presented the September reconciliation reports for the Utility Fund. It was moved by Councilman Bills and seconded by Councilman King to accept the September reconciliation reports for the Utility Fund; motion carried.

Wendy presented the current bills in the amount of \$53,312.98. It was moved by Councilman Garner and seconded by Councilman Arnell to pay the current bills, together with all regular October bills; motion carried.

PLANNING & ZONING COMMISSION REPORT: Chairman Dave Ogden reported on items discussed:

Kyle Kimball Shop or Rental Unit: Mr. Kimball owns two adjacent lots on which his home and shop sits, respectively. Kimball wants to modify the existing shop into a separate residence. The commission suggested that he re-survey his lots to divide them so that the lot with the shop would meet the required setbacks. This would be less expensive and time-consuming than applying for a variance with the city. Both lots have the required frontage.

Scott Larson Shop – Impact Area: Scott Larson approached the city about building a shop just west of U.S. 20 in Sugar City's impact area. Mr. Larson did not make a formal request but wanted to talk with the planning and zoning commissioners about requirements.

Despite Madison County's adoption of Sugar City's ordinance 307 via county ordinance 398, any building within the city's impact area apparently must still be authorized by the county. Therefore, any application fees collected seemingly must go to the county. The council discussed Attorney Bill Forsberg's suggestion that the city request that Madison County appoint Sugar City

as the county's agent for administering Sugar City laws in the impact area. Sugar City perhaps then could qualify for receipts of some of the application fees. Serving as the county's agent also perhaps could expedite application processing and approvals, with recommendations from the Sugar City Planning and Zoning Commission possibly going first to the City Council and then to the Madison County Commission rather than through the county's Planning and Zoning Commission.

Two Public Hearings set for the Proposed Fertilizer Plant: Sugar City will hold a public hearing on Thursday, October 15, 2015, and Madison County's Planning and Zoning Commission will hold a public hearing a week later on October 22, 2015, on the application of Kelton Larson/John Pocock for a special use permit to construct a fertilizer plant in Sugar City's impact area north of the city's business park. Since the county's hearing will be on the same night as the City Council meets, Dave plans to present facts and findings first to the council then attend the county's public hearing to possibly give them the official recommendation from the City Council.

OLD FARM ESTATES (OFE): OFE developer Ryan Lerwill reported that he and his brother Jeff met with the Planning and Zoning Commission to discuss ideas and direction regarding how to proceed with their development plans. He feels positive about the conversations they've had so far, which he feels embody a "collective feeling of forward motion." Gary Stillman recently sold the OFE development to Jeff and Ryan, who plan to move forward aggressively in developing the property. They have revised the existing master plan to include:

- A commercial corridor along Idaho Highway 33 into Sugar City
- More open space for possible parks
- A gradual shift or buffer from commercial properties, to high-density housing, to low-density housing
- Community clusters such as 55+ communities
- Better roads for more safe and efficient traffic flow in and out of the development

Council members expressed optimism regarding the enthusiasm of the developers and their plans for aggressive development. The council discussed the need to move forward in a positive way, taking into consideration the new Walmart Supercenter, which is under construction southwest of Sugar City, and the changes it is bringing.

URBAN RENEWAL DISTRICT UPDATE: The Urban Renewal District for the North Interchange has drafted proposed intergovernmental agreements between Madison County, Rexburg, Sugar City and the Urban Renewal District. Attorney Bill Forsberg and the council will review the documents before a decision is made whether to sign the agreements or not. The district's new boundaries as well as omissions of references to Sugar City have raised concerns among council members. The council will come prepared to ask questions and have concerns addressed before adopting the agreements, and council members have made it clear that they will not sign an agreement that may adversely affect Sugar City. The mayor will also write a letter to the editor, to be published in the *Standard Journal*, so the public can respond as well.

FIBER OPTIC INTERNET OPPORTUNITY WITH SCHOOL DISTRICT: During routine maintenance on a sprinkler line in Heritage Park, a Sugar City crew accidentally cut a fiber optic cable belonging to the high school. The line appeared to be a water line, being contained in white PVC pipe rather than orange fiber pipe. Although the school did not have the line marked or

registered with Digline, the city's insurance will cover the cost because Digline was not called. Mayor Merrill will talk to the school district about sharing some of the expense. Even though the cost to repair the fiber optic cable will be expensive, the opportunity to hook onto the school's fiber optic system could prove to be a blessing for the city. When the cable was first installed, the agreement between the city and the school district allowed the city to hook into the system with no monthly fees. Currently, the city pays about \$92 a month for internet and over \$400 a month for office phones. The school's system was installed through a state grant and offers faster internet and better phone capabilities.

MOTION: It was moved by councilman Bills and seconded by Councilman Garner to begin negotiations with the school district to use their fiber optic cable for the city's internet and phone lines; motion carried.

RADIO READ METERS: The city is looking at buying radio read meters because of the growth in areas further out of town. The cost to install radio meters in new homes is the almost the same, although the accuracy and time saved reading the meters is better. The cost to switch existing meters over to the radio read ones is around \$136 per meter. The city currently has about 425 customers. Grants could be considered to help with costs. The council asked Councilman Arnell to visit with St. Anthony officials about their radio read meters and provide a report at the next council meeting.

CITY CODE UPDATES: Various practices of the city regarding utility billing are inconsistent with code requirements. City Clerk-Treasurer Wendy McLaughlin will note the differences and forward them to Attorney Bill Forsberg, who has agreed to suggest code revisions. The council hopes to consider proposed changes in the next few months. Council and P&Z members also may propose additional code changes for consideration by the council.

UTILITY SOFTWARE: Councilman Bills reported that he visited with two viable utility software vendors to compare prices, ability and compatibility. Black Mountain and Casselle both offer municipalities large suites of financial-management software. However, Black Mountain is based on Fox Pro, which is a direct parallel to Microsoft Access, with Access the better system for small cities. Casselle offers a state-of-the-art SQL database and hosting, which means they would maintain server connections and software updates. Councilman Bills recommends the Casselle software, a version of which the city is currently using. He will follow up in the next couple of weeks with a demonstration and report back to the council.

CITY HEALTH INSURANCE & BENEFITS: No report.

ANNEXATION TRAINING VIDEO: No report

DEPARTMENT REPORTS:

COUNCILMAN KING: No report

COUNCILMAN BILLS:

Christmas Tree Lighting Date Set: The annual Christmas Tree Lighting ceremony is set for Monday, December 7, 2015, at 6 p.m.

Gary Bates for City Arborist: Councilman Bills encouraged the council to take advantage of Forestry Advisor Gary Bates at no cost to the city. He is an arborist and is

assigned to assist, advise, council and educate cities on advantages of trees and plants used within the city. The mayor will review the proposed agreement.

BYU-Idaho Information Meeting: Councilman Bills attended a BYU-Idaho information meeting with the newly called BYU-Idaho President Clark Gilbert. Student numbers are forecast to rise in the next few years. Currently, the BYU-Idaho campus population is about 17,500, but is forecast to climb to 21,000 by 2018.

COUNCILMAN ARNELL:

Water Articles Handout: Councilman Arnell handed out newspaper articles to the council on water resources and water rights concerns and usage. He asked that the council read the articles to stay abreast of ongoing developments within the state.

Animal Ordinance Handout: Councilman Arnell also gave to the council a list of revisions he would like the council to consider regarding the animal ordinance.

COUNCILMAN GARNER: Councilman Garner was asked to manage the annual city Christmas dinner. Food has been arranged and will be delivered to the school. Garner will arrange for entertainment and presentation of the distinguished citizen award.

MAYOR'S BUSINESS:

Silverstar Communications Booster Station: A fiber optic company based out of western Wyoming is expanding its broadband capabilities. Officials of the company have expressed an interest in building a "booster station" on a small piece of Sandra Ball's property next to the North Interchange.

Business Park Updates: The city finally received payment for the lot sold to Jon Gregory. Mr. Gregory expressed interest in buying more Business Park lots for a client in Idaho Falls.

SCADA System Update: The SCADA System is installed and returning current data, measuring the extent of sewer line capacity being used. Zane reported that sewage flows are well below line capacity.

Meeting adjourned at 9:25 p.m.

Signed: W. Lamont Merrill
W. Lamont Merrill, Mayor

Attested: Wendy McLaughlin
Wendy McLaughlin, Clerk-Treasurer